



June 9, 2017

Mr. Todd Dumais, Town Planner
Town of West Hartford
50 South Main Street
West Hartford, CT 06107-2485

**RE: Town Review of Parking Reconstruction
Special Development District Amendment Application
Administrative Amendment Review
Grosvenor House, 795 Prospect Avenue
West Hartford, Connecticut
MMI #5382-02-05**

Dear Mr. Dumais:

Please accept this letter as a request for administrative amendment review for the Special Development District (SDD). The above-referenced property located at 795 Prospect Avenue, West Hartford, Connecticut, is located within the SDD-RM-MS (Multifamily Multistory Residential District).

Milone & MacBroom, Inc. has been working with Donna Halloran and the Board of Directors of the Grosvenor House Condominiums to remove one of their buildings from the Federal Emergency Management Agency (FEMA) designated 100-year floodplain (Zone A). The flooding source is a short daylight portion of a 24-inch storm drainage culvert that carries the outflow from the Elizabeth Park pond.

After consulting with Town of West Hartford staff, a plan was developed to remove an existing shed, elevate and reconstruct 2,200 square feet of paved driveway, realign 250 square feet of concrete sidewalk, and remove compensatory fill from approximately 650 square feet of lawn area. The work is located within the 150-foot upland review area between the daylight culvert and the building in question. No increase in impervious area or change to the driveway layout is proposed. Existing lawn areas will be disturbed and reseeded to lawn. Two existing trees to be impacted by the work will be replaced with a similar location and similar species of tree. This work is intended to provide higher ground and 1 foot of freeboard between the building and the source of the flood risk, with the end goal of revising the Flood Insurance Rate Maps (FIRMs). The plans have been approved through the FEMA Conditional Letter of Map Revision (CLOMR) process and have been designed to have 0.00 feet of impact on the floodplain.

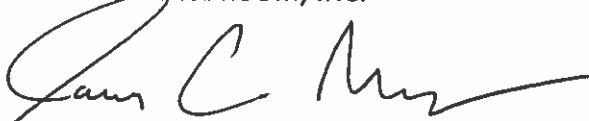
Attached to this letter are photographs of the project area. Also included with this letter are the design plans, excerpts from the hydrology study used when the original FEMA study was completed, volumetric computations used to size the compensatory storage area, and the CLOMR approval letter issued in April 2017.

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A personal check in the amount of \$580 for the application fee is enclosed. Please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,

MILONE & MACBROOM, INC.

A handwritten signature in black ink, appearing to read 'James C. Murac', with a long horizontal flourish extending to the right.

James C. Murac, P.E., CFM
Lead Project Engineer, Water Resources

Enclosures

5382-02-05-jn917-1-ltr

PHOTO LOG

PHOTO NO.:

1

DESCRIPTION:

Aerial photograph of Building 795
and surrounding area (courtesy
of Microsoft Live imagery, 2016)



PHOTO NO.:

2

DESCRIPTION:

Building 795, photo taken from
low point in lawn facing building.



PHOTO LOG

PHOTO NO.:

3

DESCRIPTION:

Drainage from Elizabeth Park
that causes flood hazard "A
Zone"



PHOTO NO.:

4

DESCRIPTION:

Drainage from Elizabeth Park
that causes flood hazard "A
Zone"

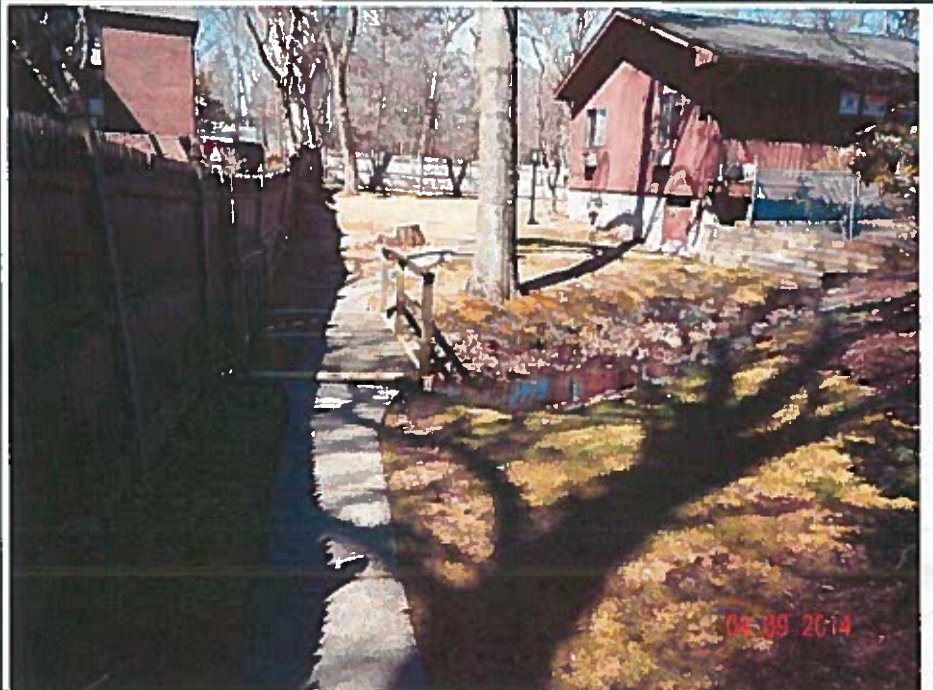


PHOTO LOG

PHOTO NO.:

5

DESCRIPTION:

Low point in lawn grade adjacent
to paved driveway



PHOTO NO.:

6

DESCRIPTION:

Paved driveway looking at low
point.

